

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chairman Littman at 7:30 p.m. on October 7, 2003, in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Gary Chamberlain  
Dennis A. Kramer  
Lawrence Littman  
Robert Schultz  
Thomas Strat  
David T. Waller  
Wayne Wright

Absent:

Walter Storrs  
Mark J. Vleck

Also Present:

Brent Savidant, Principal Planner  
Susan Lancaster, Assistant City Attorney  
Amalfi Parker, Student Representative  
Kathy Czarnecki, Recording Secretary

**Resolution # PC-2003-10-024**

Moved by: Chamberlain  
Seconded by: Wright

**RESOLVED**, That Messrs. Storrs and Vleck be excused from attendance at this meeting.

Yes: All present (7)  
No: None  
Absent: Storrs, Vleck

**MOTION CARRIED**

2. MINUTES

**Resolution # PC-2003-10-025**

Moved by: Littman  
Seconded by: Wright

**RESOLVED**, To approve the September 23, 2003 Special Meeting and the September 23, 2003 Special/Study Meeting minutes as published.

Yes: Kramer, Littman, Schultz, Strat, Waller, Wright  
No: None  
Abstain: Chamberlain  
Absent: Storrs, Vleck

### **MOTION CARRIED**

#### 3. PUBLIC COMMENTS

There was no one present who wished to speak.

#### 4. PLANNING AND ZONING REPORT

Mr. Savidant reported on Council actions taken at its October 6, 2003 Regular Meeting.

##### Council Action Items

- *Request for Joint City Council/Planning Commission Meeting – **Approved***  
The Joint Meeting is scheduled on Tuesday, October 27, 2003, at 7:30 p.m. at the Police and Fire Training Center. Mr. John Szerlag will facilitate the meeting.
- *Preliminary Site Plan Review and Amended Consent Judgment (SP 146) Troy Commons – **Approved***  
The City Traffic Engineer, per the Resolution approved by the Planning Commission, reviewed and recommended that the entry drive on Rochester Road remain as proposed.

Mr. Kramer questioned if City Council had discussion on proposed amendments to the City Charter, specifically with respect to term limits for the Planning Commission members. Mr. Savidant will look into this matter and report back to the Commission.

Mr. Savidant reported on the following items:

- *The Kresge Foundation*  
Representatives from the Kresge Foundation met with the Planning Department and members of City staff on proposed plans for the Kresge Foundation office site at 3215 W. Big Beaver Road. It is proposed to demolish and replace the existing Kessler Building and also redesign the parking lot with a more environmentally sensitive design. The historic farmhouse would remain.

Mr. Waller circulated an article printed in the September issue of *Area Development Magazine* that articulates the concept of green buildings.

- *City of Rochester Hills, Proposed Historic Lorna Stone Village, Northeast Corner of Adams and South Boulevard*  
The Planning Department has received negative feedback from the City of Rochester Hills and the developer for the proposed project with respect to the lack of support from the Planning Commission as stated in Resolution # PC-2003-09-023. An invitation has been extended to the project architect to make a presentation to the Commission.
- *Rezoning Application, Axtell Development, 2785 W. Maple Road*  
The rezoning application, submitted to the Planning Department on October 6, 2003, was not accepted and returned to the applicant because the application was incomplete and contained legal description errors. The Planning Department anticipates the errors will be addressed and the application will be resubmitted.

## 5. SUB-COMMITTEE REPORTS

### CR-1

Mr. Chamberlain reported that he is in receipt of the draft language from the Planning Department. Upon his review, he will forward any comments or revisions to the Planning Department.

### Tree Preservation / Landscaping / Walls

The committee is scheduled to meet Thursday, October 9, 2003.

### Gateway / Beautification

Mr. Savidant will contact the Chair of the Parks and Recreation Board for a recommendation on the proposed gateway signage. Timing on the gateway signage could be critical if the Commission would like it to be incorporated in the approval process of the proposed Sterling Corporate Center PUD 3.

### Special Use

Mr. Chamberlain reported that he is in receipt of the proposed draft language from the Planning Department. Upon his review, he will forward any comments or revisions to the Planning Department.

### Indoor Commercial Recreation

The Planning Department recommended that this matter be studied during the Maple Road Corridor study. The committee members and the Commission as a whole were in agreement.

ZOTA # 199 Site Plan Review/Approval – City Council Public Hearing (October 27, 2003)

The Commission discussed City Management's minor revisions of the Planning Commission's proposed zoning ordinance amendments.

Mr. Chamberlain will prepare a draft resolution to City Council for discussion and approval at the October 14, 2003 Planning Commission Regular Meeting.

ZOTA # 182 R-1T One Family Attached Residential Districts

The Commission discussed City Management's modified version of the Planning Commission's proposed zoning ordinance amendments.

Mr. Schultz will prepare a draft resolution to City Council for discussion and approval at the October 14, 2003 Planning Commission Regular Meeting.

6. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 203) – Article 02.00.00 – Changes, Amendments and Approvals, edit text to replace Chapter 40 of the City Code (to be repealed) and include language regarding Voting Requirements

Ms. Lancaster reviewed the proposed text changes to the voting requirements.

It was the consensus of the Commission to move forward with the text amendments as proposed.

7. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 201) – Article 28.20.13 or 28.30.00 Arts and Dance Schools in Light Industrial Zoning Districts

It was the consensus of the Commission to postpone the Public Hearing for indoor commercial recreation uses in the M-1 district to allow the Commission time to make a fair assessment of the issue based on an analysis of the M-1 District and the Maple Road Corridor.

8. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 202) – Article 28.30.02 Outdoor Storage of Commercial and Noncommercial Vehicles in Light Industrial Zoning Districts

Mr. Savidant presented a first draft of potential revisions of the zoning ordinance to permit outdoor storage of commercial and recreational vehicles in the M-1 zoning district at existing mini-storage facilities.

A brief discussion followed. The Commission encouraged the Planning Department to conduct a site visit of the commercial property on the east side of Dequindre between 13 and 14 Mile Roads.

9. PRELIMINARY PLAT – TENTATIVE APPROVAL – Wyngate of Troy, 74 Lots Proposed, East Side of Coolidge, North of Square Lake, Section 5 – R-1B

Mr. Savidant presented a brief summary of the proposed subdivision that is on the October 14<sup>th</sup> Regular Meeting agenda. Mr. Savidant reported that the Planning Department has received numerous inquiries from neighboring residents.

Robert Beaugrand, project architect from Atwell-Hicks, Inc., 7927 Nemco Way, Brighton, was present. Mr. Beaugrand circulated the most recent revised plan, and provided a history of the site. Mr. Beaugrand reviewed the proposed plan with respect to lot size, stormwater management, wetlands, interconnectivity with adjacent subdivisions, general land flow, boulevard entrance, pedestrian pathway and sidewalks.

The Commission requested that the petitioner provide further details on grade, landscaping, and storm water management on the south end of the site.

Mr. Savidant will clarify who is responsible for the maintenance of the sedimentation vaults; i.e., homeowners or the City.

John DePorre of Pulte Homes, 26622 Woodward Avenue, Royal Oak, was present. Mr. DePorre confirmed he would arrange an informational meeting with the affected homeowners associations prior to the October 14<sup>th</sup> meeting.

10. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 198) – Article 40.20.00 Parking Requirements – Additional Revisions

After a brief discussion, it was the consensus of the Commission to not address the additional revisions to the zoning text amendment until the proposed amendments currently before City Council for review and approval are acted upon.

11. REVIEW OF OCTOBER 14, 2003 REGULAR MEETING

Discussion was held on the following upcoming items:

- Sterling Corporate Center PUD 3
- Wyngate Subdivision
- ZOTA #201 (Arts and Dance Schools in Light Industrial Zoning Districts)

12. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

**GOOD OF THE ORDER**

Mr. Savidant extended an open invitation to Ms. Parker to visit the Planning Department during business hours to learn about the daily activities of the department.

Mr. Waller relayed a story from his brother who lives in Seattle that the County is electing its planning chief. Also, Mr. Waller said he'd like to purchase two tickets to the Detroit Lions-Oakland Raiders game on November 2.

Mr. Schultz questioned the City Clerk Office's intention to go to an electronic agenda and packet for all Boards and Commissions, as referenced in their verification of information request. Mr. Schultz voiced his objection to going electronically for the Planning Commission, citing that site plans would be very difficult to read and downloading documents would be time-consuming.

Mr. Savidant will check into this matter.

Mr. Schultz surmised from a recent Citizen Planner Program session that pedestrian scaled lighting could be a very effective means of achieving the pedestrian friendly scale on the sidewalk proposed for the Sterling Corporate Center PUD.

Mr. Savidant commented that pedestrian lighting was a recent proposed improvement for the development.

Mr. Strat reported that the Citizen Planner Program session referenced the "5-minute walk circle" and how cities have made it inconvenient to walk from one destination to another as a result of segregated zonings. Mr. Strat also reported that the SEMCOG Water Management Workshop was superb. He asked the seminar representatives if it could be possible to conduct the workshop for the Commission. Mr. Strat also announced that a sneak preview of the Ford Motor Rouge Factory, an all green building, is scheduled this week.

Mr. Strat and Mr. Schultz circulated a list of Oakland County cities that designates which City Planning Commissions do or do not have authority to grant final site plan approval.

Ms. Parker requested a brief history of the proposed Sterling Corporate Center PUD 3, and noted the plan appears to be a good mix of office, commercial and pedestrian-friendly uses.

Chairman Littman provided a very brief history of the PUD.

Mr. Chamberlain agreed that going to an electronic agenda and packet would be a disservice and an expense to the Commission. Mr. Chamberlain also suggested that the City initiate a rezoning on the residential portion of the Kresge Foundation site. Also, Mr. Chamberlain spoke on the recently completed road repair work on Long Lake Road between Rochester and Dequindre Roads. He reported that significant grade differences exist between the road and the single-family driveways and subdivision driveways. Further, Mr. Chamberlain said it appears the City is inconsistent with providing acceleration and deceleration lanes.

**Resolution # PC-2003-10-026**

Moved by: Chamberlain

Seconded by: Waller

**RESOLVED**, That the appropriate City staff member who is responsible for reviewing and approving the City highway projects attend the next Planning Commission Study Session (November 4, 2003) and provide an explanation to the Commission why the City does not have a consistent provision for acceleration and deceleration lanes and why there are such significant grade differences on Long Lake Road.

Yes: All present (7)

No: None

Absent: Storrs, Vleck

**MOTION CARRIED**

Mr. Wright supported Mr. Chamberlain's concern on the grade differences on Long Lake Road.

Chairman Litmann requested the Planning Department to provide a matrix of conferences offered at the Michigan Society of Planning Annual Conference and Commission members who are attending.

**ADJOURN**

The Regular Meeting of the Planning Commission was adjourned at 9:10 p.m.

Respectfully submitted,

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Lawrence Littman, Chairman

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Kathy L. Czarnecki, Recording Secretary

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